

Project Description:

Service Plaza Initiative – A Redevelopment Program

I-95 Darien Northbound & Southbound, Milford Southbound – Typical Exterior Rendering:



Project Scope: Following the expiration of prior concession agreements with ExxonMobil for the provision of fuel services and McDonald's for the provision of food services, Project Service LLC began operating the food and fuel concessions at the Department's 23 service plazas on December 7, 2009. Project Service was awarded the contract as the result of a competitive RFP process that required a proposer to both operate the facilities' concessions and fully fund and implement a construction program to renovate each and every facility. The Service Plaza Initiative is changing the face of the State's fuel and food service plaza facilities on Routes I-95, I-395, and 15 by significantly improving the quality and character of the facilities and the services offered to traveling consumers. The original facilities were built in the 1940s and 1950s and, with the exception of a few minimal renovations, have had no significant capital improvements in the past 25 years. Project Service's solution includes extensive renovations at all 23 facilities that will create service plaza environments that are safe, clean, inviting, comfortable, and that will offer a variety of food and beverage choices, including healthy options. The current estimated cost for the redevelopment effort is \$178 million, including tenant fit-outs. This work includes the construction of completely new (and much larger) buildings at the Darien Northbound and Southbound and Milford Southbound locations on I-95. The work also includes providing a minimum of 120 additional truck parking spaces among the six southernmost I-95 plazas (Darien Northbound & Southbound, Milford Northbound & Southbound, and Fairfield Northbound & Southbound) compared to what existed previously at those locations. In addition, truck idle reduction technology will be provided at 82 spaces along I-95. Mobil gasoline, Dunkin' Donuts, and an Alltown convenience store will be offered at each of the 23 locations. Subway will be offered at 20 locations, and McDonald's will also be offered at eight of the I-95 locations. A variety of additional food and retail vendors will also be offered at the I-95 locations. The introduction of freshly made food offerings at the Route 15 and I-395 locations is a major improvement over the pre-packaged offerings that were previously the only option at these locations.

Financial Sources: The capital improvements described above are being performed solely with private capital and without the use of State or Federal monies. Interim State money was needed to "upfront" costs associated with environmental clean-up resulting from prior fuel operations at each site while a settlement with ExxonMobil was reached. This settlement was concluded in mid-April 2011.



Budget Analysis: Sufficient interim funding was identified to fund the necessary environmental remediation efforts while a settlement with ExxonMobil was reached. The settlement with ExxonMobil infused a significant amount of money into an independent remediation escrow account that will be used to fund the remediation efforts.

Schedule Analysis: The Concession Agreement with Project Service requires that the entire 23 service plaza redevelopment program be complete by May 15, 2015. All parties are striving to meet a more aggressive schedule that completes all of the work in 2014. Separate from the main redevelopment program, underground storage tanks were replaced in Greenwich, a new potable water well system was installed in Montville, a septic system was replaced in Montville, and water quality structures were installed in Darien Northbound. The first plaza redevelopment project (North Haven Southbound on Route 15) started construction on July 28, 2010, and the Northbound side started construction on October 12, 2010. The North Haven Southbound plaza reopened on April 21, 2011 and the Northbound plaza reopened on June 29, 2011. Both of the Milford service plazas (the first projects on I-95) closed for construction on December 1, 2010 and are complete and reopened to traffic. The Milford Southbound facility was the first of the completely new structures that demolished the existing building in its entirety. The Darien Northbound & Southbound facilities are nearly identical to Milford Southbound and have also been renovated and reopened to the public. To date, 14 plazas have been renovated and reopened to the public. The following summarizes the current status:

14 Plazas renovated and open to the public:

Route 15

- North Haven Northbound & Southbound
- Fairfield Northbound & Southbound
- Orange Northbound & Southbound

I-95

- Milford Northbound & Southbound
- Darien Northbound & Southbound
- Branford Northbound

I-395

- Plainfield Northbound & Southbound
- Montville Southbound

6 Plazas currently under construction:

Route 15

- Greenwich Northbound & Southbound

I-95

- Branford Southbound
- Fairfield Northbound & Southbound
- Madison Northbound

3 Plazas in design:

Route 15

- New Canaan Northbound & Southbound

I-95

- Madison Southbound



Challenges and Risks: The Service Plaza Initiative is a very aggressive program with an accelerated schedule, including a public outreach component that all parties are working diligently to achieve. In order to bring the much needed redeveloped facilities and additional truck parking spaces on-line quickly, there will be impacts to the traveling public when multiple facilities close for construction at similar times. In order to help mitigate this impact, no two consecutive plazas on a given road will close at the same time.

Outlook: The next major locations to close to the public for renovation will be New Canaan (Route 15) Northbound and Southbound and Madison Southbound on I-95 which will close for construction in early 2014. Currently under construction on I-95 are Fairfield Northbound and Southbound, Branford Southbound, and Madison Northbound with openings targeted for February of 2014 (Branford Southbound), summer/fall of 2014 (Fairfield Northbound & Southbound), and late 2014 (Madison Northbound). Greenwich Northbound and Southbound on Route 15 are under construction with the reopening currently scheduled for early 2014.

The current proposed construction schedules for the remaining service plazas are as follows: New Canaan (Route 15) Northbound and Southbound and Madison Southbound on I-95 are scheduled to begin construction in the first quarter of 2014.

Recent Activity: Darien Northbound and Southbound on I-95 reopened for business on June 6 and August 30, 2013 respectively. Branford Northbound reopened to the public on September 25, 2013. Orange Northbound and Southbound on Route 15 reopened on December 21, 2013, while Montville Southbound on I-395 reopened on November 15, 2013.

Twelve Tesla electric vehicle charging stations are now operational on I-95 at: Milford Northbound (2 stations), Milford Southbound (2 stations), Darien Northbound (4 stations), and Darien Southbound (4 stations). While these particular charging stations can service only Tesla vehicles, CHAdeMO capable charging stations will soon be operational in Darien Southbound (2 stations) and Greenwich Northbound (2 stations). Greenwich Northbound and Southbound will also soon provide 4 Tesla charging stations at each side of the highway.